DOC. # 5519
ADOPTED
AUGUST 19, 1992

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: THE MEDICAL EXAMINER BUILDING PROJECT TENTATIVE DESIGNATION OF REDEVELOPER FOR A PARCEL ("PARCEL A" AS SHOWN ON THE ATTACHED EXHIBIT A) IN THE SOUTH END URBAN RENEWAL AREA PROJECT NO. MASS. R-56

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the South End Renewal Area Project No. MASS. R-56 (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, the Commonwealth of Massachusetts has expressed an interest in and has submitted a satisfactory proposal for the development of a parcel of land ("Parcel A" as shown on the attached Exhibit A) in the South End Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That the Commonwealth of Massachusetts be, and hereby is, tentatively designated as Redeveloper of a parcel of land ("Parcel A as shown on the attached Exhibit A) in the South End Urban Renewal Area subject to:

(a) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Acts of 1949, as amended;

(b) Participation in a community review process with representatives of the Worcester Square Neighborhood Association, other interested South End groups and individuals, and the Mayor's Office of Neighborhood Services;

(c) Participation in the Authority's Urban Design Review Process; and

(d) Submission of final working drawings and specifications within Two-Hundred Seventy (270) days in a form satisfactory to the Authority.

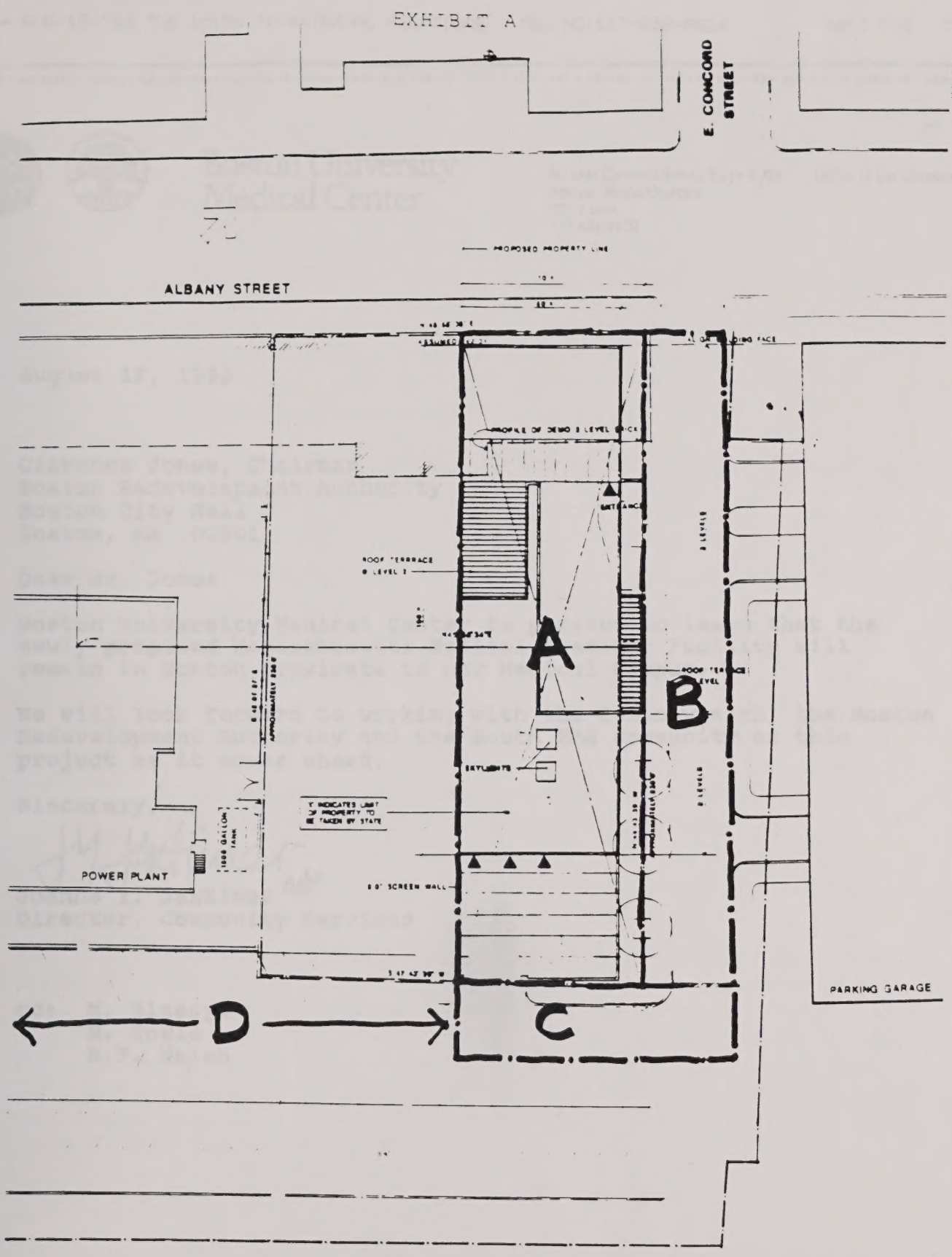
2. That disposal of "Parcel A" by negotiation is the appropriate method of making the land available for redevelopment.

3. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

4. That the Director is hereby authorized to enter into a License Agreement with the Redeveloper under the terms of which the Redeveloper will permitted to make early entry onto the premises for the purposes of making test borings and site preparation.

5. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

EXHIBIT A



BASIC BUILDING PROGRAM

OPTION A

LEVEL 1	11,500 SF
LEVEL 2	10,000 SF
LEVEL 3	5,800 SF
TOTAL GFA	27,100 SF

ATTACHMENT "B"

SITE PLAN

PRELIMINARY

MASSACHUSETTS MEDICAL EXAMINER FACILITY

BOSTON, MASSACHUSETTS

BOSTON UNIVERSITY SCHOOL OF MEDICINE/SCHOOL OF PUBLIC HEALTH • THE UNIVERSITY HOSPITAL • BOSTON UNIVERSITY GOLDMAN SCHOOL OF GRADUATE DENTISTRY

Boston University
Medical Center

80 East Concord Street, Suite B-324
Boston, Massachusetts
02118-2394
617 638-8100

Office of the Director

August 18, 1992

Clarence Jones, Chairman
Boston Redevelopment Authority
Boston City Hall
Boston, MA 02201

Dear Mr. Jones

Boston University Medical Center is pleased to learn that the newly proposed Massachusetts Medical Examiner Facility will remain in Boston proximate to our Medical Campus.

We will look forward to working with the Commonwealth, the Boston Redevelopment Authority and the South End Community on this project as it moves ahead.

Sincerely,

Joanne Y. Jaxtimer
Director, Community Services

cc: M. Blaszyk
R. Towle
R.F. Walsh

#5519

MEMORANDUM AUGUST 19, 1992

TO: BOSTON REDEVELOPMENT AUTHORITY AND
THEODORE S. CHANDLER, ACTING DIRECTOR

FROM: GERARD KAVANAUGH, ASSISTANT DIRECTOR FOR
INSTITUTIONAL PLANNING AND DEVELOPMENT
WILLIAM McCARTHY, SPECIAL ASSISTANT
RICHARD MULLIGAN, PROJECT COORDINATOR

SUBJECT: MEDICAL EXAMINER BUILDING PROJECT: TENTATIVE DEVELOPER DESIGNATION

SUMMARY: This memorandum requests that, with regard to the Proposed Medical Examiner Building Project (the "Proposed Project"), the Boston Redevelopment Authority (the "BRA") tentatively designate the Commonwealth of Massachusetts (the "Commonwealth") as the developer of a certain parcel of land (the "Parcel") (identified as "Parcel A" and described more particularly hereinafter and in Exhibit A attached to this Memorandum). The Parcel is currently under the ownership of the City of Boston Public Facilities Department. Acquisition of the Parcel by the BRA through a consensual eminent domain taking is contemplated and addressed under separate memorandum.

INTRODUCTION

The Commonwealth of Massachusetts, through its Division of Capital Planning and Operations, seeks to construct a new facility for the Chief Medical Examiner on a parcel of land currently owned by the City of Boston. The Parcel, identified as "Parcel A" (as shown on the attached Exhibit A), is approximately 16,660 square feet in area and is bounded by Albany Street, the Roxbury Canal Property and the future East Concord Street extension. Parcel A has at least 70' of frontage on Albany Street, side lot lines of at least 238' and a rear lot line of at least 70'. The site is proximate to the Power Plant for Boston City Hospital.

PROJECT DESCRIPTION

The Commonwealth's proposed development of a new Medical Examiner Building involves the construction of a three-story, 27,000 square foot structure. The construction of such a facility will permit the consolidation of the Medical Examiner's activities in eastern Massachusetts, replacing the existing facilities in the Mallory Building on the Boston City Hospital campus. The program elements of the new facility will consist of the following:

- Public lobby
- Administrative offices
- Identification room
- Autopsy suites
- Refrigerated storage
- X-ray room
- Van and hearse loading bays
- Support space.

In addition to acquisition of the Parcel for the construction of the new Medical Examiner Building, the Commonwealth seeks three easements in connection with the development of the Proposed Project: (1) a non-exclusive easement to the site through the future East Concord Street extension (land now under the control of SETSA) ("Parcel B" on attached Exhibit A) ; (2) a non-exclusive easement to the site from the Roxbury Canal property ("Parcel C" on attached Exhibit A); and (3) a non-exclusive, non-site-specific easement to Massachusetts Avenue ("D" on attached Exhibit A). Parcels B and C are currently owned by the Commonwealth and easements will by required only if those parcels are conveyed to the city of Boston.

BRA ACQUISITION AND DISPOSITION OF THE PROPERTY

As noted above, the parcel of land on which the Proposed Project would be sited is currently owned by the City of Boston. It is contemplated that the BRA will acquire the Parcel from the City by exercise of the BRA's Power of Eminent Domain (see accompanying Memorandum of this date). For title perfection purposes, the Parcel would then be the subject of a confirmatory taking by the BRA and transferred simultaneously to the Commonwealth. The BRA's transfer of the Parcel to the Commonwealth would occur pursuant to terms and conditions specified in a Land Disposition Agreement to be negotiated and executed by and between the BRA and the Commonwealth. As a transfer of property from one public agency (BRA) to another public agency (Commonwealth), the requirements of M.G.L. Chapter 30B would be satisfied.

In addition to the contemplated acquisition and disposition actions above described, the Proposed Project necessitates minor modifications to the South End Urban Renewal Plan. Among the minor modifications required are: (1) the designation of the Parcel as separate and distinct from land under the control of the City of Boston; and (2) assignment of a South End Urban Renewal Plan parcel number. It is anticipated that the request of the BRA to adopt these and or other required modifications will be made prior to or coincident with a request for final designation of the Commonwealth as developer of the Parcel.

COMMUNITY REVIEW

To date, the Commonwealth and the City have held preliminary discussions with members of the Worcester Square Neighborhood Association. The Commonwealth is

committed to conducting a community process through which further community input will be facilitated. The Commonwealth is also committed to working with the BRA on on design review aspects of the Proposed Project. The Proposed Project has the support of University Hospital, Boston University Medical School and Boston City Hospital.

TENTATIVE DEVELOPER DESIGNATION

In order to further pursue its plans concerning the Proposed Project, and in anticipation of the BRA's acquisition of the City parcel by exercise of the BRA's Power of Eminent Domain, the Commonwealth at this time seeks tentative designation as developer of the Parcel.

It is therefore recommended that the Commonwealth be designated as the tentative developer of the Parcel consistent with the provisions of Chapter 30B.

An appropriate vote follows:

VOTED: That the Boston Redevelopment Authority hereby adopts the attached Resolutions entitled "Resolutions of the Boston Redevelopment Authority regarding the Medical Examiner Building Project Tentative Developer Designation", dated August 19, 1992.